

United States Department of the Interior
National Park Service

SENT TO D.C.
1-8-04

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **Isaac N. Maynard Rowhouses**

other names/site number

2. Location

street & number **119, 121, 123 West Delaware Place** _____ Not for publication

city or town **Chicago** _____ vicinity

state **Illinois** code **IL** county **Cook** code **031** zip code **60610**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide locally. (_____ See continuation sheet for additional comments.)

Walter White, SHP
Signature of certifying official

1-8-04
Date

Illinois Historic Preservation Agency _____
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

American Indian Tribe

Rowhouses at 119, 121, 123 West Delaware Place
Name of Property

Cook County, Illinois
County and State

4. National Park Service Certification

I. hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Land Subdivisions with Set-Aside Parks, Chicago, Cook County, IL (Multiple Property Document)

Rowhouses at 119, 121, 123 West Delaware Place
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Cook County, Illinois
County and State

6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic/ Single Dwelling

Current Functions (Enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian/ Queen Anne

Materials (Enter categories from instructions)

Foundation **Stone**

Roof **Tar surface**

Walls **Red brick**

other **Copper**
 Wrought iron

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Please refer to the Continuation Sheets.

Rowhouses at 119, 121, 123 West Delaware Place
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8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Period of Significance **1880-81**

Significant Dates **1880-81**

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation **N/A**

Architect/Builder **Treat and Foltz**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

Please refer to the Continuation Sheets.

Rowhouses at 119, 121, 123 West Delaware Place
Name of Property

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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository **Historic Building Survey form available at the City of Chicago, Department of Planning and Development, Landmarks Division**

10. Geographical Data

Acreage of Property **less than one acre**

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting	Northing	Zone Easting	Northing
1	16 447546	4638775	3	_____
2	_____	_____	4	_____

____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

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ISAAC N. MAYNARD ROWHOUSES

Narrative Description

Summary

The Rowhouses at 119-123 West Delaware Place, hereafter referred to as the Rowhouses, are a residential structure divided into three units located in Chicago one half block west of Washington Square. The Square is a set-aside park north of the principal commercial district. The Rowhouses are 2-1/2 stories of brick construction over a full basement each about 22 feet wide. The architects, Treat and Foltz, designed them in 1880 in the Queen Anne style with Eastlake and Victorian Gothic details. The house features a pedimented gable over the center rowhouse and a variety of brick patterns and surface colors extending across the unit bays. Window and door surrounds and windowpanes all contribute to the style designation. The majority of the exterior surface materials are original to the time of construction. The Rowhouses have a side-hall plan with three rooms arranged front to back on the principal floor and varying numbers of rooms on the other floors. The Rowhouses retain the late 19th century setting that prevailed in the neighborhood surrounding the Square with landscaped verges, sidewalk widths, and uniform front yard setbacks. An alley extends along the east lot line and there is an eight-foot brick drive between the western-most unit and the adjacent building that is part of the property. The interiors of two of the three units, 119 and 121, are in excellent condition while there are plans for renovating interior surfaces in the third unit at 123 West Delaware Place. Exterior renovations on 121 and 123 were completed in 2003.

The Rowhouses are located on lightly traveled West Delaware Place, originally Locust Street. Delaware Place is perpendicular to Clark Street, the western boundary of Washington Square, Chicago's second oldest park. The Square is within the Washington Square Historic District, an example of a 19th century land subdivision with a set-aside park that was listed in the National Register of Historic Places on August 21, 2003. The park space is clearly visible from the Rowhouses. The Rowhouses have retained their architectural integrity, as well as their setting. West Delaware Place is lined with verges that are planted with mature deciduous trees. Two maples, about 50 feet tall, are in front of the Rowhouses. Sidewalks are of uniform width. To the east of the Rowhouses are 2-1/2 story townhouses that date to the 1980s. To the west is a 2-story single family residence dating to circa 1885. To the north is a 4-story brick, multi-family residence, circa 1885. Along LaSalle Street, the western terminus of West Delaware Place, are three and four-story residential and commercial structures.

General Characteristics

The Rowhouses are an example of the Queen Anne style in brick with Eastlake and Victorian Gothic details. They are a contiguous block of three units that, as a group, are rectangular in plan with a total frontage of 66 feet, 48 feet deep and 36 feet high. These dimensions were taken from the original building permit issued on September 27, 1880. They have flat roofs that

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are not visible from street level. Each unit has 2-1/2 stories raised on a full basement. Each unit elevation is divided into two bays for a total of six bays. The principal construction material is red brick laid in Flemish bond with running stretchers. According to the City's survey, the brick has been sandblasted. If so, it was done prior to the current ownership, which began in 1984.

Brick detailing is concentrated over entrances, around windows and bay window projections. The detailing both unites the whole elevation by extending some features across all three units while other features delineate the individual units. The principal façade is red brick while the side and rear elevations have common brown brick. Other construction materials include stone stringcourses, window lintels and sills. The cornice and pediment are copper. The entrance doors are wooden as are the window frames and front steps. The wooden window frames on 119 have been replaced with aluminum frames. Iron railings flank the three entrances. The iron and wood railing at the entrance to 119 is not original. It was installed in the 1950s. Some ornamental details from the stoop railing at 123 have been lost.

Units 119 and 121 have roof decks that were added by the current owners. They are spaces that are accessed from the top floor of their respective units and provide additional garden and seating areas. Each covers approximately one third of the unit's roof area. The additions are not visible from the north or principal street elevation. They are visible from the rear or the alley on the east side.

Each unit has a side-hall floor plan. Units 119 and 121 have identical orientations with the hall located on the western side of the plan while unit 123 is a mirror image. The two-bay vertical division of the principal elevation corresponds to the floor plan. One bay is devoted to the entrance and hall while the other bay is the rooms. They are arranged in a tandem order from the street side to the rear.

Specific Characteristics

The pedimented cornice, flat roof and wall surfaces with decorative stone and brick patterns are the contributing features to the Queen Anne designation. The main elevation has the appearance of an undulating façade. The outer bays have three-sided projecting bays. The central unit has a flat projecting bay capped by a pediment. These projections run through all levels of the principal elevation. Cornice details and decorative brick treatments create different textural wall surfaces.

Each of the three units has two bays one of which is the entrance. Seven steps lead up to double doors. Wrought iron railings with newel posts line each staircase. They have been painted black. A foliated pattern supports the double rail on the top step. Above the entrance opening is a segmental arch with bricks. These are topped by an arched, ridged-stone detail.

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There are incised wooden details in the space between the door tops and brick arch that suggest spirals and stylized leaf shapes. The doors are wooden with a solid panel in the bottom portion and an upper glazed panel. The glass is etched with a floral pattern that echoes the above-door pattern. The etched glass design varies between the three units. There is a fixed transom over each door. They also have etched glass. The door hardware on units 121 and 123 is new. There is coffered wooden paneling on the side of the brick door surround. On either side of the paired doors there is an iron sconce with a white glass globe. The entrance doors at 119 are not original.

All windows are tall and narrow. The main decorative brick features are concentrated around the windows. Each unit has a projecting bay adjacent to the entrance bay. The windows on the main level within the outer units are topped by another pattern suggesting the voussoir shape. Stone alternates with red brick, and, at a distance, this appears as a checkerboard pattern. Between the bay windows, the wall surface is recessed or indented in a long, narrow, rectangular shape. A brick herringbone pattern within a square is located between the two stories. For the central rowhouse, the stone lintel is flat with a segmental arch incised in the lower edge.

The alternating pattern on the outer bay windows is repeated over all the second floor windows. The pattern is topped by a ridged stone arch, which terminates in a half sphere. Two additional brick patterns connect the tops of all second story windows. One pattern has an alternating recessed header while the second pattern places the brick corner flush with the wall plane. Second floor windows in the center unit have the most lavish detail. The alternating pattern is more widely spaced here and the incised wooden detail over the entrance door is repeated. A Corinthian pilaster separates the two windows.

Smaller windows on the top level penetrate the cornice plane. At the basement level, windows within the outer bays have segmental arches with the same voussoir detail as over the entrances. At 121, one of the basement windows has been converted to a door. With the exception of the basement level windows, all windows rest on a projecting, stone stringcourse. Below this the depressed header pattern is repeated. Original windows have one-over-one panes with the exception of the top level where they are divided into sixteen square frames. The windows in 119 are not original. Storm sashes have been added to most façade windows.

Another area of significant detail is the cornice level. There is a painted copper pediment centered over the projecting bay of the center unit. The original pediment was tin and it was replaced during the 2002-03 renovations. The original metal work was rusted through in a number of places and the wooden support system that anchored it to the brick was rotted and in danger of falling off.

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it is slightly recessed behind the cornice. Within the pediment itself there is a recessed triangular shape with spindles. Finials are at the apex and corners. A projecting cornice extends across the width of the all three units. Windows on the top level penetrate the cornice plane. Brackets with target molds frame each window and the corner returns. Between the brackets there are recessed panels with more spindles and an incised cloverleaf pattern above. The cornice over 119 has not been renovated.

Rowhouse Interior

All three units have the side-hall floor plan (Figure 1). All three units vary from the original plan; however, 121 is closest to the original because it retains most of the room configurations and door placements. Additionally, many of the original mantelpieces, door hardware, window treatments, floor surfaces, and moldings are in place. Therefore, the description of the rowhouse interiors refers to existing conditions in this unit.

Behind the entrance doors there is a second pair of doors. They repeat the glass over wood division of the outer doors; however, the proportion is different. The upper third is glazed while the lower portion is divided into two panels. The glazed inset is stained glass with a central painted area featuring sparrows on branches. This bird motif varies slightly between the three units. The fixed transom is also multi-colored stained glass in a geometric pattern.

The main level has three rooms running along the side hall. There are front and rear parlors and a kitchen. The parlors are of nearly equal size with the kitchen area slightly smaller. Windows in the front parlor have interior shutters. They are hinged and fold into the wall pocket behind paneled doors. The shutters cover the full window height in two horizontal sections. The mantelpiece in the front parlor is a dark gray-brown marble with a rectangular opening and an incised pattern with Chinese motifs. These include chopsticks and ribbed fans. The incised pattern is painted gold. Pocket doors divide the front and rear parlor. The second marble mantelpiece has a different design with an incised floral pattern between paired brackets. The kitchen area has been reconfigured in all three units. The current owners of 121 enclosed the rear stairwell. The area gained was added to the kitchen, which now extends the full width of the unit. The porch stairs were relocated along the rear wall.

Walls and ceilings are plastered with a smooth finish and painted. The ceilings are 13- ½ feet high with wide ceiling moldings. Ceiling plaster medallions in a foliate pattern are centered above both parlors. They contained the original gas fixtures, which have been removed. Door openings are framed with a deep trim with bull's eye blocks at each corner. The door trim has an additional quarter-round strip added to the original surround. Original interior doors have five panels. Floors were originally hardwood with narrow widths on the principal level and wider

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widths on the top level. Some floors throughout the three units are original while others have been replaced with new hardwood.

The staircase has a heavily scaled newel post compared to the more slender, wooden, turned balusters. The post is square in section. On the first floor, the bottom treads flare out in a gentle curve. The quarter-turn staircase has a baluster that gently curves with the turn. There is a half bath at the end of the hall on the principal level.

On the second level bedrooms and a bathroom are arranged above the first floor rooms. Along the front of the rowhouse, over the entrance, there is a small room adjacent to the front bedroom. Originally it was the nursery. Two bedrooms with a bath between and a third bedroom extending along the rear of this floor complete the room count. The front bedroom retains the wooden shutters similar to the front parlor. The front bedroom has a mantelpiece of white marble with a fan and floral incised decoration. On the top level the room arrangement is similar to the second level but with a 7-foot ceiling height.

A straight run staircase leads from the first floor hall to the basement level. Original dividing walls between the units are brick. In the central unit only there is a doorway in the front elevation that exits to the street. It replaces a former window. There is a rear door in all three units.²

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Statement of Significance

Summary

The Isaac N. Maynard Rowhouses are locally significant under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture. The Rowhouses meet the registration requirements of the property type "City Mansions, Rowhouses and Related Institutions" in the National Register of Historic Places Multiple Property Documentation Form Land Subdivisions with Set-Aside Parks. The period of significance for the Rowhouses is 1880-1881. The Rowhouses are located within Bushnell's Addition. Addition owners donated one of the blocks to the City of Chicago on the condition that it forever remain an open public square. This block was named Washington Square. Within two decades a fashionable and elegant district rose around the Square. Throughout its history, the Square has continued to function as a magnet and an anchor for upscale development. The Washington Square Historic District contains one of the oldest collections of rowhouses in Chicago dating from the late 19th century. The Rowhouses on West Delaware Place are a part of that tradition. Situated one-half block west of the Square, they contribute to the community's physical development and are a significant example of the Queen Anne style in rowhouse form, a style popular in Chicago in the 1880s and 1890s. The rowhouses also have Eastlake and Victorian Gothic details. They retain their integrity and continue their historic function, as three separate residential units. Lastly, they preserve their physical relationship to the park by retaining their original location, landscaped verges, sidewalks and front yard setback.

The Rowhouses were built within Block 6 of the 24-block subdivision created through land purchases by the American Land Company. In 1842, the Company donated one of the blocks to the City of Chicago on the condition that it forever remain an open public square. This is the block that became Washington Square. The Company's intent was to use the Square as an amenity to attract owners and investors who would in turn create a fashionable and elegant district. Their plans were successful. Prior to the Chicago Fire in 1871, the area had become a coherent residential community with churches and schools included within the subdivision. With the exception of Mahlon Ogden's house, where the Newberry Library now stands, it was all destroyed in the conflagration; however, prior residents returned and rebuilt. This included not only their homes but the churches and schools as well. Please refer to the National Register of Historic Places Multiple Property Documentation Form, Land Subdivisions with Set-Aside Parks, Chicago, for additional historical information about the Washington Square area.

Architecturally, the Rowhouses are a significant example of the Queen Anne style in rowhouse form. The Multiple Property Documentation Form for Land Subdivisions with Set-Aside Parks lists Queen Anne as one of the significant architectural types. The style was popular in Chicago

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in the 1880s and 1890s. The name was coined in England to encompass an eclectic design noted for its asymmetry of form, which generally is more apparent in a house. In a townhouse, it usually has a front-gabled façade with a flat roof. Each unit may have its own design or the entire front may be unified.

The Isaac N. Maynard Rowhouses are differentiated by projecting bays and brick patterns while other patterns and stringcourses unify the front in a single design. The bay windows and patterned masonry surfaces create textural variety. There is no semblance of a smooth-walled surface. The wealth of details in the Rowhouses is the principal reason for their architectural significance and designation. There is an equal emphasis on the metal cornice and pediment. The wooden details of incised designs over doors and windows add a secondary emphasis that is apparent on close examination.

Historical Background

The settlement history of early Chicago is marked by land speculation fueled by the Illinois and Michigan Canal and later the railroads. This made Chicago an investor's dream, which was heightened further by its future as a transportation hub. The taste for sudden wealth and high living attracted an unequalled stream of Eastern capital and Eastern investors. They moved to the town and formed land companies that purchased tracks of land, subdivided them and sold them to investors. Subdivided lots were the currency of the speculators' economy.

The earliest maps of Chicago show a grid pattern of perpendicular streets and lots beginning west of the lake's edge and marching in an unrelenting grid across the main branch of the Chicago River and its two branches. The grid's pattern would have remained unrelieved but for several influences. The early 19th plan to expand New York City's original town was influential. The expansion set aside entire blocks reserved as open space. Additionally, by the mid-19th century, Andrew Jackson Downing was proposing that open spaces be reserved as parks. In a responsive gesture, the canal commissioners, when reserving land for the canal route, created Chicago's first two open areas. They reserved portions of the lakefront and created Dearborn Park. Private land companies soon followed their example and created land subdivisions with set-aside parks. These parks were to remain forever available to the public. They functioned as neighborhood amenities and, in turn, boosted land values. Fashionable districts developed around the parks. Washington Square is the earliest example of a set-aside park.

Washington Square was created by a donation of a block from Bushnell's Addition. It was conveyed in 1842 and recorded in the tract book. On the plat map, Washington Square is indicated and the donation to the City of Chicago is indicated along with the restrictions that it was to be enclosed by a fence within five years and kept enclosed forever for use as a public square. The Square remains an enclosed public open space. Blocks 1, 2, 5, 7, 9, 11, 13-15,

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17, 19-20, 23-24 were divided into lots prior to the Chicago Fire. The others were divided after. The current lot configuration is shown in Figure 3.

By the 1860s, Washington Square was a fashionable neighborhood settled by American-born, protestant citizens of English descent. The colony of New Englanders built stately homes, mostly large frame structures, along LaSalle and Dearborn Streets amid spacious lawns and gardens. They prided themselves in gardens with large shade trees. The Chicago Fire interrupted development in 1871. Although devastating to the Washington Square area, it did not destroy the patterns of settlement. Post-fire rebuilding repeated the development patterns. Although initially lagging behind other sections of the city, the *Chicago Daily Tribune* in September, 1872 reported that many fine homes were being restored and new ones added in the north section.

It was an area that also attracted investors who purchased lots and built residential structures. Referring to real estate activity in 1880, the year the Rowhouses were begun, Andreas states that "considerable speculation set in....[and] extensive building enterprises were inaugurated, which alone involved an outlay of over \$20,000,000 and included, besides many large commercial buildings, numerous flats and apartment houses, which sprang into great favor with those seeking investment for renting purposes, to the exclusion of single dwellings."³ The individual of means could not only build and occupy a city mansion but he or she could also invest in groups of row houses to be leased out.

During the late 1880s and 1890s, North Clark Street became a street of rooming houses and cheap cafes. By 1918, there were 57 saloons and twenty cabarets along North Clark Street between the river and North Avenue. From 1900 through 1920, the encroachment of businesses, the trend towards rooming houses and the invasion of immigrants accelerated the exodus of the wealthy residents. The residences along LaSalle and Dearborn were converted to apartments and rooming houses. This trend was reversed in the 1970s and the area around Washington Square is once again an upscale area.

In the Washington Square Historic District, rowhouses have been combined with single-family mansions on the same street frontage. These rowhouse groupings create a visual mass comparable to a multi-bayed mansion thus forming a unified street front while at the same time offering a more modest-priced dwelling or rental unit. The rowhouse shares common sidewalls with its neighbors and a narrow front that can match window and cornice lines with adjacent buildings. The interior plan is generally a side hail plan with rooms off to one side. In the Washington Square Historic District, the rowhouses vary in height between two and three stories over a raised basement. They are generally 25 feet wide.

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Isaac N. Maynard

Isaac N. Maynard typifies the post-fire investor on Chicago's north side. He arrived in Chicago as an adult in 1868 appearing in the Chicago City Directory of that year. He boarded at the Revere House at the corner of Kinzie and Clark Streets. Within a year he was employed as a commercial merchant for Platt and Thorn, wholesale dealers in American and Scotch pig iron that included nails, spikes, bar and sheet iron. The metal was manufactured at the Shenango Iron Works, Newcastle, PA. They were also agents for the Bancroft, Northern, Collinsville and Deer Lake Iron Companies of Lake Superior. That year their offices were at No. 1 West Kinzie Street, adjoining the Chicago and Northwestern passenger depot. Edwin Thorn, one of the principals, also bordered at Revere House and it is tempting to suggest that Maynard and Thorn met there.

By 1870-71, Maynard was partner in the firm, then called Platt, Thorn & Maynard, located at 9 & 11 Canal Street. Maynard resided at 322 N. LaSalle, in the Washington Square area, which according to the former street numbering, was just north of Oak Street, and one block north of the Rowhouses that he would commission. The Fire destroyed this LaSalle residence; so in 1872 the Directory lists his residence at 560 West Washington Street. He lived at 285 Indiana during 1873-74. In 1875, he once again resided near Washington Square at 254 LaSalle, one block south of the future Rowhouse location. He continued to reside there until he disappeared from the directories in 1882. He remained a commercial merchant with offices at 17 Reaper block, 1875-76, 9 Reaper block, 1876-77, and 997 Clark Street in 1877-78. E.W. Densmore and Company is located at this address. According to the City Directories and census records, no Maynard ever lived in the West Delaware Place rowhouses.⁴

In two separate transactions, Maynard purchased the land for the Rowhouses on October 25, 1879 and June 24, 1880.⁵ On September 27, 1880, Isaac N. Maynard was issued building permit #3069 to build a brick building with "(3) 2 stories".⁶ It was to be a "basement and attic dwelling" measuring 66 front feet, 48 feet deep and 36 feet high. It was located on Locust Street between LaSalle and Clark Streets on lots 31 and 32 in block 6 of Bushnell's Addition.⁷ Both the *Inter Ocean* and *Chicago Tribune* newspapers mention the issued permit in their real estate and new buildings columns.⁸ The *Inter Ocean* reported that Maynard planned to build three 2-story dwellings for a cost of \$12,000 while the *Tribune* described the plans as three brick and stone Gothic form dwellings, two-stories and cellar, each 20 x 60 feet to cost \$13,000. Treat and Foltz were to be the architects. The *Tribune* stated that "[M]essrs. Treat & Foltz are also preparing the plans for a large number of new buildings, which will be mentioned hereafter. The fact is, the architects are all kept busy at present, which shows that a great many buildings are in contemplation of erection."⁹

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ISAAC N. MAYNARD ROWHOUSES

Treat and Foltz

Samuel Atwater Treat, F.A.I.A., (1839-1910) was born in New Haven, CN. He was educated at the Collegiate and Commercial Institute, New Haven, also known as Mr. Russell's Military Academy graduating at the age of seventeen. He entered the office of Connecticut architect, Sidney M. Stone, where he was educated in the profession. He was a draftsman until the start of the Civil War. After the war, he resumed his position in Stone's office but work was slack and after several months he moved to Chicago. He began in the office of the architect, C.E. Randall, and later in practice on his own. After the Fire, he entered a partnership with Frederick Foltz and continued the partnership for twenty-two years. Foltz concentrated on the design side of the practice while Treat attended to the business side.

Frederick Foltz (1843-1916) was born in Germany and professionally educated in Europe where he practiced for a few years before migrating to the U.S. in 1866. He stayed in New York for two years before opening a practice in Chicago ultimately entering the partnership with Treat after 1871.

The corpus of their work as been described as general in character with a reputation for designing apartment houses, private residences and large industrial plants in Chicago. Among their commissions are the Wollensack Warehouse noted for its fireproof construction, Machine Works of Frazer and Chambers, the original buildings for St. Luke's Hospital, the Clinton Street Plant for Webster Electric Company, which covered several blocks. Foltz had a preference for residential work. He designed the first duplex apartment on the southeast corner of Chicago and Michigan Avenues for the Winston Estate. Apartments include the Tudor Apartments on Ellis Avenue and the Arizona Apartments on Lake Avenue. Private residences include those for George Armour on Prairie Avenue, Charles Libby on Michigan Avenue, a new home for Martin Ryerson on Drexel Avenue and the C.B. Farrell residence, 1882, on Pearson Street just west of Lake Shore Drive.

After the firm's dissolution in 1887, Treat opened an office in the newly constructed Fisher Building on South Dearborn Street. He continued the practice under his own name until his retirement. Well known in Chicago, he was a member of the former Western Association of Architects until it merged with the American Institute of Architects. He was a member and one-time President of the Chicago Chapter.

Foltz also practiced alone in his later years. Commissions from this time included the Alexandria Hotel, Rush and Ohio Streets, the Kemper Hall Episcopal School for Girls, Kenosha, WI, and the Kellogg-Fairbanks residence in Lake Geneva, WI.

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After the Rowhouses, in 1886, Treat and Foltz designed another group of rowhouses located within the Washington Square Historic District. The Hale Rowhouses are located at 855-59 North Dearborn. The three units are designed in a restrained Italianate style with paired brackets under a projecting cornice. There is a projecting bay window over the basement and raised first floor for each unit. Wall surfaces are plain with neoclassical door surrounds.

End Notes

1. The Rowhouses were not part of the Washington Square Historic District nomination because most of the intervening architectural fabric has been destroyed. The District is centered on North Dearborn Street, which is 1-1/2 blocks east of the Rowhouses. Insurance maps from the late 19th century and 20th century indicate that the Union Club and rowhouses were located on West Delaware Place between Dearborn and Clark Streets. These have been demolished.
2. There are no outbuildings on the property.
3. Andreas, Vol. 111, p. 446.
4. The 1900 census did not record residents at the Rowhouses. In 1910, the Neils Olson family of six people occupies 123. Units 119 and 121 are functioning as rooming houses with twelve and eleven residents at each respectively. Generally most residents were not born in Illinois. Those American-born, hailed from the east coast, most often New York. Those from abroad were from Ireland, Norway and Sweden. The 1920 census enumerator found only the 119 residents who were a family renting to four roomers, as they were termed in the records. In 1930, a family of four, who took in ten additional roomers, rented 119. A husband and wife own 121 with ten additional roomers. A mother and son, who rented to six others, own 123.
5. The first segment of land in Lot 32 was purchased from Caroline O. Jones for \$6,400. The second parcel in Lot 31 was purchased for \$3,000 from William O. Jones.
6. Record of Building Permits Issued by the Superintendent of Buildings. P. 145.
7. Ibid. Locust Street is the previous name for West Delaware Place.

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8. *Inter Ocean*, Wednesday, September 29, 1880. "Real Estate: New Buildings", *Chicago Daily Tribune*, September 26, 1880, p. 11, column 2 and "The City-Hall", Tuesday, September 28, 1880, p.8, column 1. Maynard's initials are variously reported. In the *Chicago Daily Tribune* column, he is J.N. Maynard.

9. *Ibid.* *Chicago Daily Tribune*, page 11, column 2.

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ISAAC N. MAYNARD ROWHOUSES

Geographical Data

Verbal Boundary Description

That part of Lots 31 and 32, in the subdivision of Block 6, in Bushnell's Addition to Chicago, in the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: beginning at a point on the north line of said Lot 32, then west 74.4 feet; thence south to a point on the south line of said Lot 31, 74.4 feet west of the east line of said Lot 31; thence east along the south line of said Lot 31, 74.4 feet; thence North along the east line of Lots 31 and 32 to the point of beginning, in Cook County, Illinois.

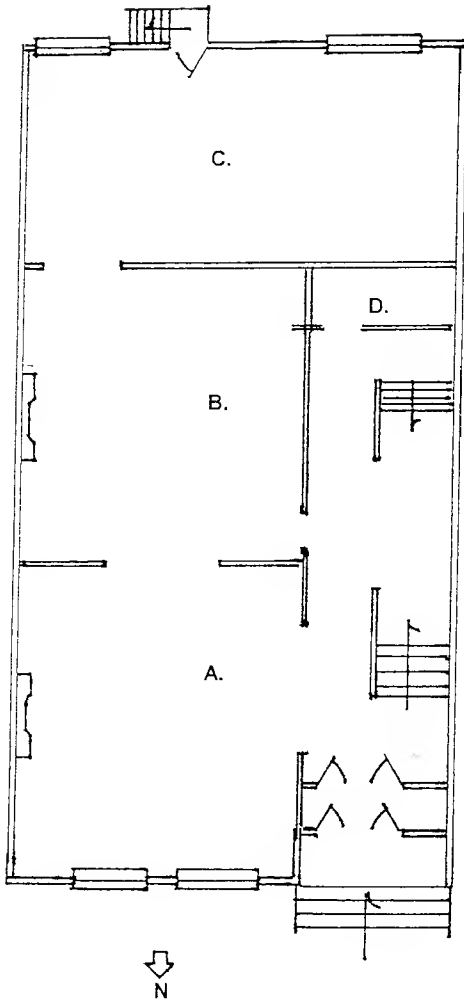
Boundary Justification

The nominated property includes the house and the lot historically associated with the property.

FIGURE 1

121 WEST DELAWARE PLACE

FIRST FLOOR PLAN



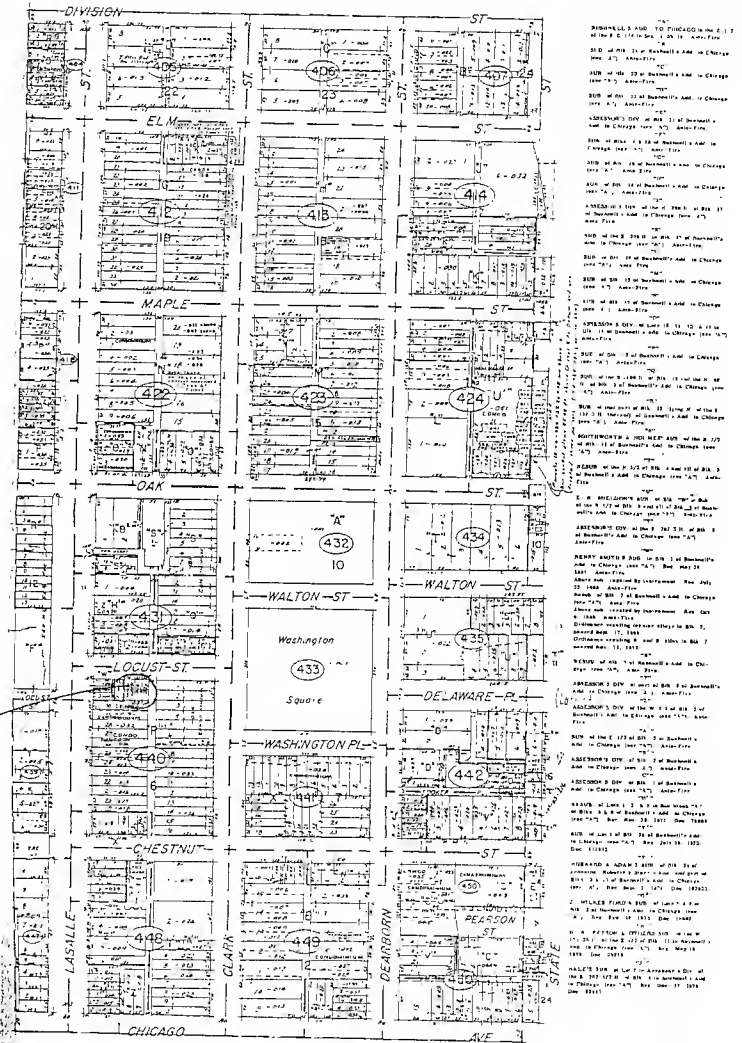
- A. Front Parlor
- B. Rear Parlor
- C. Kitchen
- D. Bath

Not to Scale

Figure 3

E. 1/2 S.E. 1/4 Sec. 4 -39-14
NORTH TOWN

195-1 39-14-4H
17-4



Isaac
N
maynard
Rearchouses